



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

Date of Letter: October 5, 2021

Project Name: H STREET RESIDENCES

Location: 1114 H St. NE
Washington, DC 20002

Owner: 1114 H ST NE LLC (POC - Mr. Sanjay Bajaj)

Attachments: Architectural Drawings presented at PDRM

Scope of Work: The existing structure at 1114 H St. is an attached two-story + cellar row building commercially used previously as a bank.

The site is situated in an NC-16 zoned district along the H St. Corridor NE DC.

The scope of work is an addition alteration/repair of the existing two-story & cellar commercial building into a mixed-used building of a partial first floor, second floor & cellar commercial use & nine (9) residential units. The building spans on four (4) stories and a penthouse.

The existing front elevation is to remain and be fixed in kind per "H" street zoning guidelines maintaining a 14' clear height on the 1st floor.

The project will have three (3) long-term parking spaces along the rear.

The scope of work is within the property extent with front projections and window wells in public space.

Zoning Determination: During a PDRM meeting with the architect (Mr. Mateusz Dzierzanowski) and the zoning technician (Mr. Shawn Gibbs) on, July 21, 2021, the following determinations were made for this project:

- The proposed building conforms to the lot coverage requirement of the subject NC-16 zoned lot:
Maximum Allowed Coverage = 2,352 sf (70 %) Proposed Lot Coverage = 2,195 sf (65.4%) (Refer to 1st sheet of PDRM package G1.2)
- The proposed building conforms to F.A.R requirement of the NC-16 zoned lot:
Maximum Allowed FAR = 8,400 sf (2.5) Maximum
Proposed FAR = 8,381 sf (2.495) Proposed
Commercial FAR = 1,922 sf Proposed
Residential FAR = 6,459 sf
(Refer to 1st sheet of PDRM Package G1.2)

- A 14' clearance on 1st floor level facing H Street NE is to be maintained per Subtitle H § 909.
(Refer to 4th sheet of the PDRM Package A4.1)
- The proposed closed court to this project is conforming in both dimension and character per the closed court guidelines for NC Zoned Districts in sections Subtitle H § 907:
Proposed Building Height: 50'-0"
Closed Court Equation: 50
x 4" = 200" (16'-8") Min. Required Sq.
Footage: 27
8sf. x 2 = 556sf. (Refer to 3rd sheet of PDRM Package)
- The proposed maximum building height of the building is in conformance with the requirements per the NC-16 zoned lot:
Maximum Allowable Building Height = 50'-0" Proposed
Building Height = 50'-0"
- The required long-term parking requirements are being met with the proposed building by providing three (3) long-term parking spaces.
- The required bike storage space requirement is being met and exceeded in the proposed design by providing four (4) bike storage spaces along the cellar level. Fifty Percent (50%) of the spaces are horizontal spaces and sitting on the floor level.
(Refer to 2nd page of PDRM document A3.1)

Summary:

The proposed project is a alteration / addition / repair of the existing building. The existing building including the 1st floor, cellar level, party walls, and entire 1st story of the front façade will be re-used as part of the proposed new building. The rest of the proposed project can be pursued by right and conforms to the applicable zoning regulations.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachment: Plan Set dated 7-16-21

Zoning Technician: Shawn Gibbs

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re 1114 H St NE to Dzierzanowski 10-5-21